



£270,000

Lilac Avenue, Carlton, Nottingham NG4 1PB

EPC Rating D



Well presented semi-detached house occupying a corner plot. In brief, a porch at the front leads to an entrance hallway with under stair storage cupboard, stairs to the first floor, doors to the living room and dining room. The living room is fitted with an inset living flame gas fire and double doors to the conservatory at the rear which leads onto the garden. The kitchen is located off the dining room at the back of the property. To the first floor is a modern bathroom, with a shower over the bath, and three good size bedrooms. From the master bedroom is a door to enclosed staircase leading to a loft room which has central heating, a Velux window, storage into the eaves and a modern en-suite shower room. There are gardens to the front, side and rear, landscaped with lawn, borders and patio. To the side is a gated carport providing covered parking and access to the detached garage, which has power and lighting. Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

- Freehold
- Council tax band B

PORCH 6' 0" x 2' 10" (1.83m x 0.86m)

ENTRANCE HALL 11' 3" x 5' 8" (3.43m x 1.73m)

LIVING ROOM 12' 9" to the maximum x 11' 8" into recess (3.89m x 3.56m)

CONSERVATORY 10' 1" x 8' 4" (3.07m x 2.54m)

DINING ROOM 14' 3" to the maximum x 11' 3" (4.34m x 3.43m)

KITCHEN 11' 9" to the maximum x 8' 11" to the maximum (3.58m x 2.72m)

BEDROOM ONE 14' 2" x 9' 8" into recess (4.32m x 2.95m)

BEDROOM TWO 12' 0" x 9' 6" (3.66m x 2.9m)

BEDROOM THREE 9' 7" x 7' 7" (2.92m x 2.31m)

BATHROOM 7' 5" x 5' 7" to the maximum (2.26m x 1.7m)

LOFT ROOM 11' 7" into one of the two recess' x 10' 8" (3.53m x 3.25m)

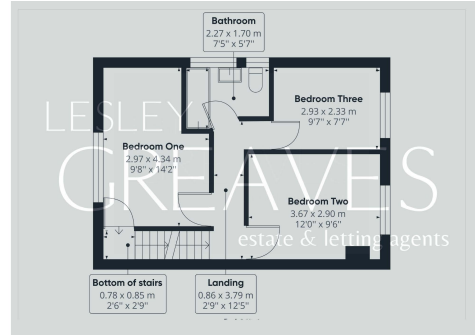
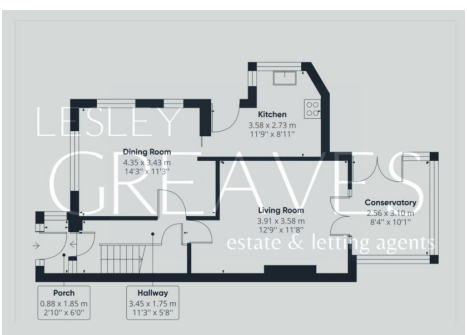
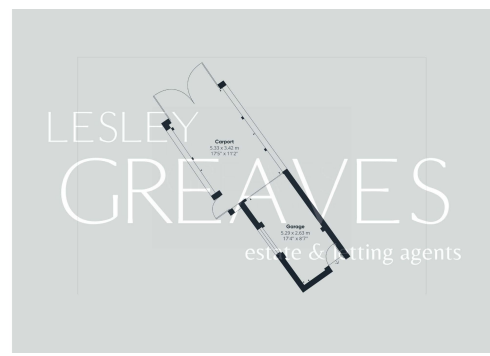
EN-SUITE 6' 5" x 5' 2" (1.96m x 1.57m)

GARAGE 17' 4" x 8' 7" (5.28m x 2.62m)



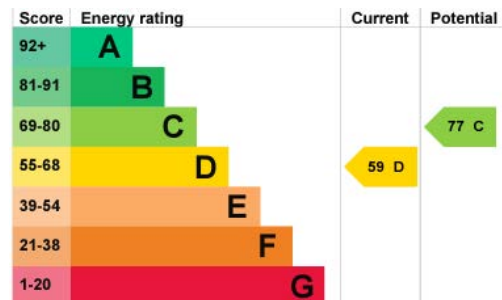
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COUNCIL TAX BAND: B

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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